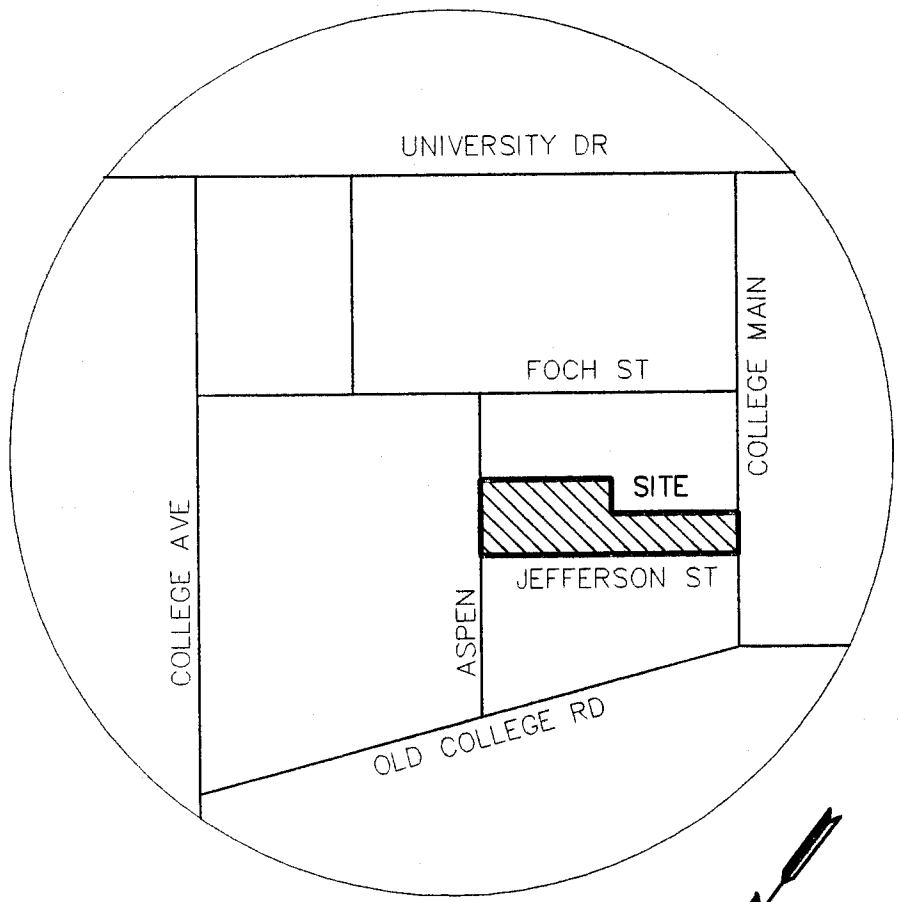


CONCEPT PLAN FOR PD-H
GARDEN APARTMENTS PROJECT
4301 COLLEGE MAIN AND 4302 ASPEN STREET
BRYAN, TEXAS



VICINITY MAP
NTS

LEGAL DESCRIPTION
0.466 ACRE TRACT (20,312 SF)
LOT 5, 9, 10 AND PORTION OF LOT 4 BLOCK 3
HIGHLAND PARK ADDITION
VOLUME 91, PAGE 612
BRYAN, BRAZOS COUNTY, TEXAS

ZONED MULTI FAMILY

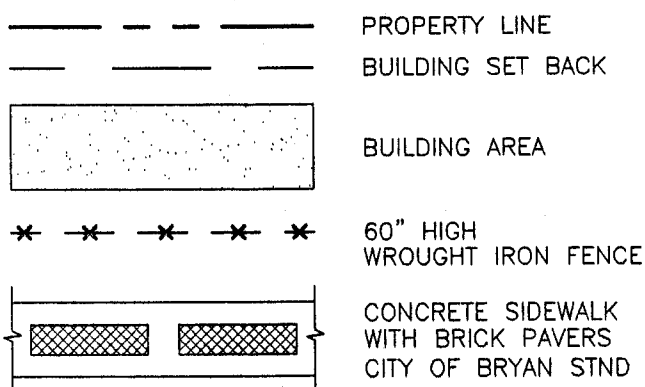
OWNER
JOHN FU
718 SUMMERGLEN
COLLEGE STATION, TEXAS 77840 979 846-4076

PROJECT ANALYSIS
BLDG "A" 3 STORY BLDG
6 UNITS @ 1 BDRM EA
BLDG "B" 3 STORY BLDG
6 UNITS @ 3 BDRM EA
TOTAL NO UNITS 12
TOTAL NO BDRMS 24

TOTAL PARKING REQUIRED
1 SP PER BDRM @ 24 BDRMS 24
TOTAL PARKING PROVIDED 28

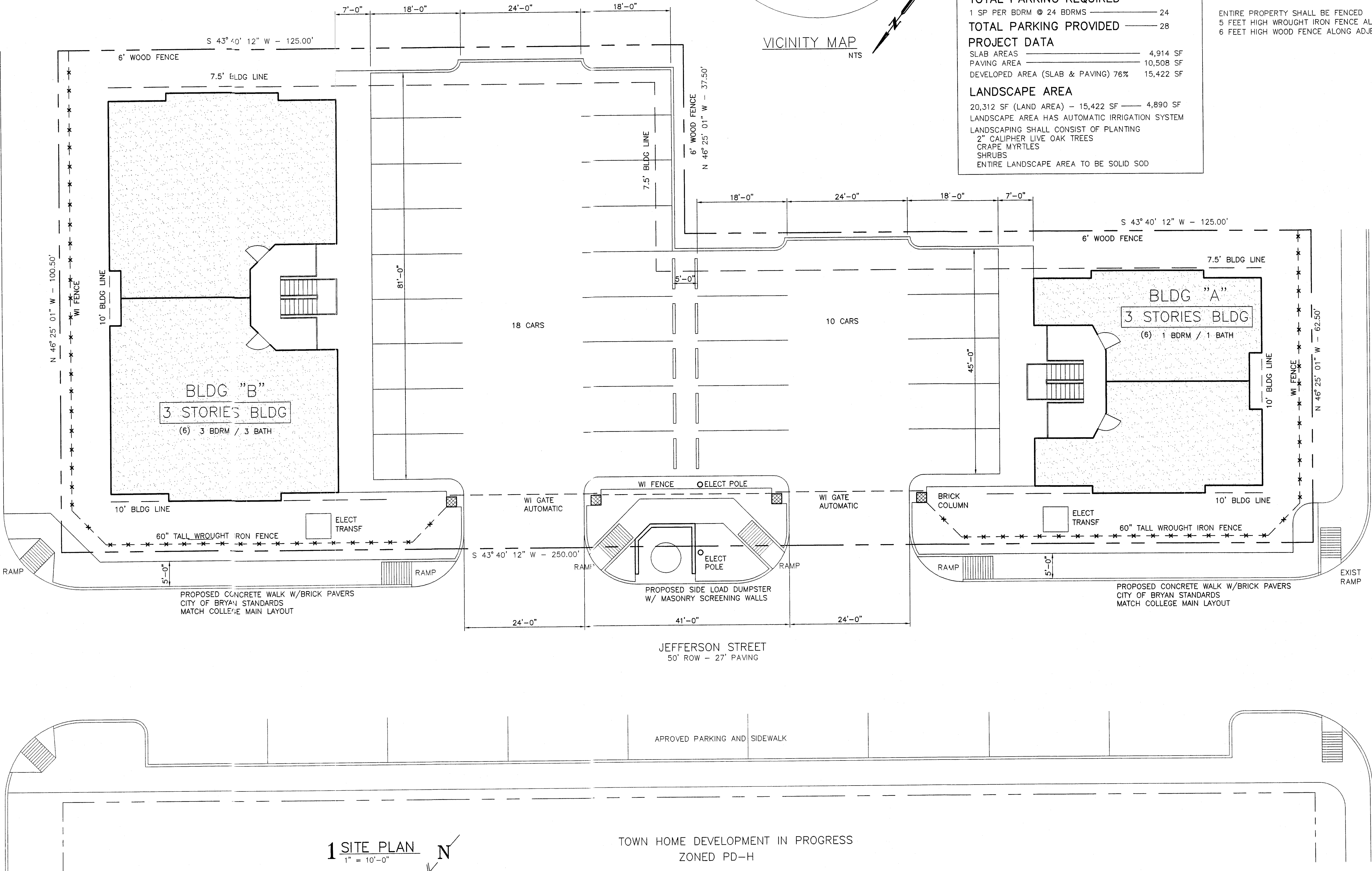
PROJECT DATA
SLAB AREAS 4,914 SF
PAVING AREA 10,508 SF
DEVELOPED AREA (SLAB & PAVING) 76% 15,422 SF

LANDSCAPE AREA
20,312 SF (LAND AREA) - 15,422 SF 4,890 SF
LANDSCAPE AREA HAS AUTOMATIC IRRIGATION SYSTEM
LANDSCAPING SHALL CONSIST OF PLANTING
2" CALIPHER LIVE OAK TREES
GRAPE MYRTLES
SHRUBS
ENTIRE LANDSCAPE AREA TO BE SOLID SOD



NOTES
ALL PAVING AND SIDEWALKS SHALL CONSIST OF 3,000 PSI CONCRETE WITH #3 REINFORCING BARS @ 16" OC
ALL BUILDINGS SHALL BE 3 STORIES HIGH AND SHALL NOT EXCEED 45 FEET IN HEIGHT
ALL UNITS SHALL HAVE AUTOMATED FIRE SPRINKLER SYSTEM
ALL EXTERIOR WALLS SHALL HAVE NO LESS THAN 90 % MASONRY COVERAGE - COMBINATION OF BRICK AND STONE
ENTIRE PROPERTY SHALL BE FENCED
5 FEET HIGH WROUGHT IRON FENCE ALONG STREET SIDES AND
6 FEET HIGH WOOD FENCE ALONG ADJENT PROPERTY

REVISIONS	
DATE	BY
7-21-14	CB



1 SITE PLAN
1" = 10'-0"

TOWN HOME DEVELOPMENT IN PROGRESS
ZONED PD-H

C. BARBU CO.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
3522 MIDWEST DR - BRYAN, TEXAS
(979) 412-7687

PROJECT
GARDEN APARTMENTS
COLLEGE MAIN & JEFFERSON ST
BRYAN, TEXAS

RECEIVED
JUL 26 2013
Development & Engineering Services

SP1